

STATE MS.-DE SOTO CO.

Dec 16 11 49 AM '96 *me*BK 310 PG 122
W.E. DAVIS CH. CLK.

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

BRIAN C. FANCHER, ET UX,

Grantors

TO

JEREMY J. DALTON, ET UX,

Grantees

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, BRIAN C. FANCHER, who is joined in the execution of this Deed by his wife, TERRY FANCHER, do hereby grant, bargain, sell, convey, and warrant to JEREMY J. DALTON and wife, PATSY LEIGH DALTON, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the City of Horn Lake, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 2377, Section F, DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as shown by plat thereof recorded in Plat Book 13, Pages 1-5, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Horn Lake, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral right of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in Plat Book 13, Pages 1-5, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1997 and subsequent, said taxes not yet being due or payable.

Possession is given on or before three (3) days after the date of this deed.

Witness our signatures, this the 13th day of December, 1996.

Brian C. Fancher
BRIAN C. FANCHER

Terry Fancher
TERRY FANCHER

Mr. Brian C. Fancher
2030 Sharon Drive
Nesbit, MS. 38651
Home: (601) 393-5343
Work: (901) 774-8843

Mr. and Mrs. Jeremy J. Dalton
6300 Cornwall
Horn Lake, MS. 38637
Home: (601) 280-5234
Work: (901) 369-4900

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named BRIAN C. FANCHER and wife, TERRY FANCHER, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 13th day of December, 1996.

William F. Hagan
NOTARY PUBLIC
MY COMMISSION EXPIRES
September 23, 2000